

MINUTES OF A MEETING OF  
THE GOVERNING BODY OF THE  
CITY OF HAYS, KANSAS  
HELD ON  
JUNE 27, 2002

**1. CALL TO ORDER BY CHAIRMAN:** The Governing Body of the City of Hays, Kansas met in regular session on Thursday, June 27, 2002 at 7:30 p.m.

Roll Call: Present: Henry Schwaller IV  
Troy Hickman  
Sunell Koerner  
Dick Bedard  
Larry Schmidt

Mayor Schwaller declared that a quorum was present and called the meeting to order.

**2. MINUTES:** Troy Hickman moved, Sunell Koerner seconded, that the minutes of the regular session held on June 13, 2002, be approved.

Vote: Ayes: Henry Schwaller IV  
Troy Hickman  
Sunell Koerner  
Dick Bedard  
Larry Schmidt

**3. FINANCIAL STATEMENT:** Troy Hickman moved, Sunell Koerner seconded, that the Financial Statement for the month of May 2002, be approved.

Vote: Ayes: Henry Schwaller IV  
Troy Hickman  
Sunell Koerner  
Dick Bedard  
Larry Schmidt

**4. CITIZEN COMMENTS:** There were no comments.

**5. AWARDS AND RECOGNITIONS:** Connie Wilson, representing the Hays Beautification Committee, presented Commercial Improvement Awards to the following businesses:

The Corner Garden	700 Main Street
Fairfield Inn	377 Mopar Drive
Walgreen's Drug Store	2600 Vine Street

**6. CONSENT ITEMS:** Sunell Koerner moved, Dick Bedard seconded, that the following mayoral appointments be approved:

Golf Course Advisory Committee

Bob Helm – 3-year term expiring July 1, 2005  
Les Robben – 3-year term expiring July 1, 2005

Library Board

Craig Staab – unexpired term expiring April 30, 2005

Vote: Ayes: Henry Schwaller IV  
Troy Hickman  
Sunell Koerner  
Dick Bedard  
Larry Schmidt

**NEW BUSINESS**

**7. WAGE REVIEW:** Becky Crowder, representing the Austin Peters Group, Overland Park, Kansas, reported on the 2002 Wage & Benefit Study that was recently completed for the City of Hays.

Ms. Crowder explained the methodology used to arrive at the recommendations her firm made. She reported that the City of Hays wages compared to the market are, on average, 10.34% lower as of February 2002. She presented several options to lessen that gap. She recommended that every

year adjustments be made to the pay plan so that the City does not fall behind the market by such a large percentage.

Commissioner Schmidt stated that the City's benefit package should be considered as part of an employee's wages. If the benefit package is factored in, the difference of 10.34% disappears in almost every category.

City Manager Gustafson stated that the Commission merely needed to accept the study this evening. His plan is to present the budget based on a 7.5% salary increase in the various ranges. The 7.5% increase reflects the additional steps provided within each range. Assuming the budget is approved, then a resolution will formally be presented to establish the range adjustments. The City Manager recommended that a survey be done every year internally, with every second or third year bringing in professional staff to conduct a survey.

Sunell Koerner moved, Troy Hickman seconded, that the 2002 Wage & Benefit Study from Austin Peters Group be accepted.

Vote: Ayes: Henry Schwaller IV

Troy Hickman

Sunell Koerner

Dick Bedard

No: Larry Schmidt

**8. SLURRY SEAL BIDS:** Bids for the 2002 Slurry Seal Improvements were received from the following:

Ballou Construction Co.	\$262,573.10
Vance Brothers, Inc.	299,916.00
Engineer's estimate:	298,983.00

The bid is for a base bid and 17 alternates. Staff recommended the bid be awarded to Ballou Construction for the base bid and seven alternates at a cost of \$161,400. The 2002 Budget allocated \$200,000 for slurry seal activities.

Bucher, Willis and Ratliff are providing design and inspection services for \$38,600.

Commissioner Bedard expressed concern about Alternate No. 17 being included. Alternate No. 17 is the re-striping of 13<sup>th</sup> Street as a three-lane street from Elm Street to Milner Street. Twenty-two parking stalls will be eliminated in the 200-300 block of West 13<sup>th</sup> Street.

Director of Engineering Kurt Hassler stated the recommendation to re-stripe 13<sup>th</sup> Street as a three-lane is based on a previous decision made by the Commission.

Mayor Schwaller suggested that 13<sup>th</sup> Street east of Main to Milner Street be re-striped as a three-lane street and keep 13<sup>th</sup> Street west of Main as two-lane.

Troy Hickman moved, Dick Bedard seconded, for the purpose of discussion, to award the bid to Ballou Construction Company for the 2002 Slurry Seal Improvements for the base bid and seven alternates, at a cost not to exceed \$161,400.

Commissioner Bedard stated he is willing to spend the money, but does not want to see 13<sup>th</sup> Street from Main west to Elm re-striped as a three-lane.

Mr. Hassler suggested that 13<sup>th</sup> Street from Fort to Ash Street be left as a two-lane.

The Mayor restated the motion which called for the acceptance of the base bid and seven alternates, including Alternate No. 17, at a cost not to exceed \$161,400, as recommended by engineering staff.

Vote: Ayes: Henry Schwaller IV

Troy Hickman

Larry Schmidt

No: Sunell Koerner

Dick Bedard

**9. DOWNTOWN HAYS DEVELOPMENT CORPORATION (DHDC):** Troy Hickman moved, Sunell Koerner seconded, that the City of Hays grant approval to the Downtown Hays Development Corporation to apply for a Southwestern

Bell Communication Foundation Grant in the amount of \$13,570 for a sound system for the downtown area. The City of Hays will act as a pass-through agent; it will not cost the City anything.

Vote: Ayes: Henry Schwaller

Troy Hickman

Sunell Koerner

Dick Bedard

Larry Schmidt

**10. COMMISSION INFORMATIONAL MEMORANDUM:** City Manager Gustafson stated the weed problem at the Coastal Mart, 501 West 27<sup>th</sup> Street, will be taken care of by City personnel. Vista Stores, the owner of the property, is in bankruptcy proceedings.

**11. ADD-ON ITEMS:** Commissioner Schmidt stated the shed that is located at Memorial Gardens has old fiberglass vaults that should be discarded so that the City can use the shed for other purposes.

Commissioner Schmidt questioned why the work session held on June 20th was not adjourned when there were only two commissioners present. The City ordinances and Roberts Rule of Order and Rules of Procedure state that when a quorum of three is not present, the meeting should be adjourned.

City Manager Gustafson stated Commissioner Hickman indicated he would be late for the meeting. Items that were discussed were postponed to a later date.

Mayor Schwaller stated no action was taken; the meeting was informational. Anyone that wanted to attend could. If it were a Commission meeting and there was not a quorum, a meeting couldn't be held. He requested an attorney's opinion on whether a study session could be held with two commissioners.

Mayor Schwaller requested reflective paint be painted on the south end of the median at 26<sup>th</sup> and Vine Street.

Mayor Schwaller thanked Dr. John Cody for displaying his artwork in the City Commission chambers for the last several months. The artwork of James

Mages is now on display and Mayor Schwaller invited the community to visit the Commission chambers to view his work.

Thereupon the Governing Body adjourned.

Submitted by: \_\_\_\_\_

Clerk of the Board